

## SCL Amalfi Easement ORD

Date of this Brief	April 1, 2013		
Supersedes	N/A		
Key Contacts			
	Name(s)	Phone	Short Title
	Lynn Best	386-4586	SCL Director of Env Affairs & Real Estate
	Dave Barber	684-0400	SCL Real Estate Manager
Council Action Required?	Y	If YES, within the next 3 months?	
		Y	
Public Hearing Required?	Y		
Presenters (if applicable)	Jorge Carrasco, Jim Baggs, and Dave Barber		

### Summary Statement

This legislation declares as surplus and authorizes Seattle City Light to grant an easement for access and parking to Amalfi Investments, LLC, and accepts payment for the true and fair value of the easement into the City Light Fund.

**A public hearing is required pursuant to RCW 35.94.040.**

### Background

The City of Seattle is the owner of a certain parcel of real property, King County Tax Parcel Number 102304-9056, which is part of the City Light Duwamish Transmission Corridor in the City of Tukwila, Washington. Amalfi Investments, LLC (Amalfi) is the owner of certain real property adjacent to the City parcel that it leases to United Parcel Service (UPS) for use as a truck shipping terminal.

Amalfi and its predecessor company, Temkin Property Company, have had a permit in place across the City Light parcel for access and parking since 1996. Amalfi would like to obtain a permanent right of access and parking on the City Light parcel which will increase the development potential of Amalfi's abutting property.

Amalfi has agreed to easement conditions which will allow City Light to operate and maintain its existing transmission and distribution lines across, through, and beneath the property, including the installation of new poles, towers, and lines if needed.

City Light has obtained several appraisals of similar parcels on this transmission corridor in the immediate vicinity. Based on these appraisals, the fair market value of the easement right to be conveyed to Amalfi was determined to be \$500,000. Amalfi has agreed to pay City Light that amount on conveyance of the easement.

**Key Issues**

This easement preserves City Light's rights to operate and maintain its existing transmission and distribution lines across, through, and beneath the property, including the installation of new poles, towers, and lines if needed.

**Next Steps**

This transaction will be closed through First Heritage Escrow, Inc.